

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 12, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.05096
Nature Meadows Addition

PROPOSAL: A final plat consisting of 4 lots and 4 outlots.

LOCATION: Northwest of the intersection of S 120th and Stagecoach Road.

LAND AREA: 75.49 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan as amended.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: The East Half of the SE 1/4 of Section 31, T8N, R8E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture with a CUP.

EXISTING LAND USE: Farm land/pasture, stream corridor, one farm house.

SURROUNDING LAND USE AND ZONING: Agricultural land in AG zoning on all sides. Acreages along the county road to the west. One farm house is on the east side, across the street, of this parcel.

HISTORY: Nature Meadows Preliminary Plat #04026 and Special Permit # 04056 were approved in August 2005. Changed from AA Rural and Public Use to AG Agriculture with the adoption of the 1979 Zoning Update.

UTILITIES: This is in a rural water district. Individual waste water treatment and well water is proposed. The groundwater report shows adequate quantity and quality.

TRAFFIC ANALYSIS: Stagecoach Road, Wagon Train Road and S. 120th are gravel county roads. Wagon Train Road and S. 120th to the north are shown for Future Road Improvements. A future trail is shown on the abandoned rail line.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat and CUP.
2. The County Engineer's letter of September 6, 2005 notes no objections.
3. Norris Public Power is requesting additional easements.
4. All improvements are in place

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise the plat to show the easements requested by Norris Public Power.
 - 1.1.2 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.
 - 2.2 To protect the remaining trees on the site during construction and development.
 - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 2.4 To complete the private improvements shown on the preliminary plat.
 - 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

- 2.6 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.
3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

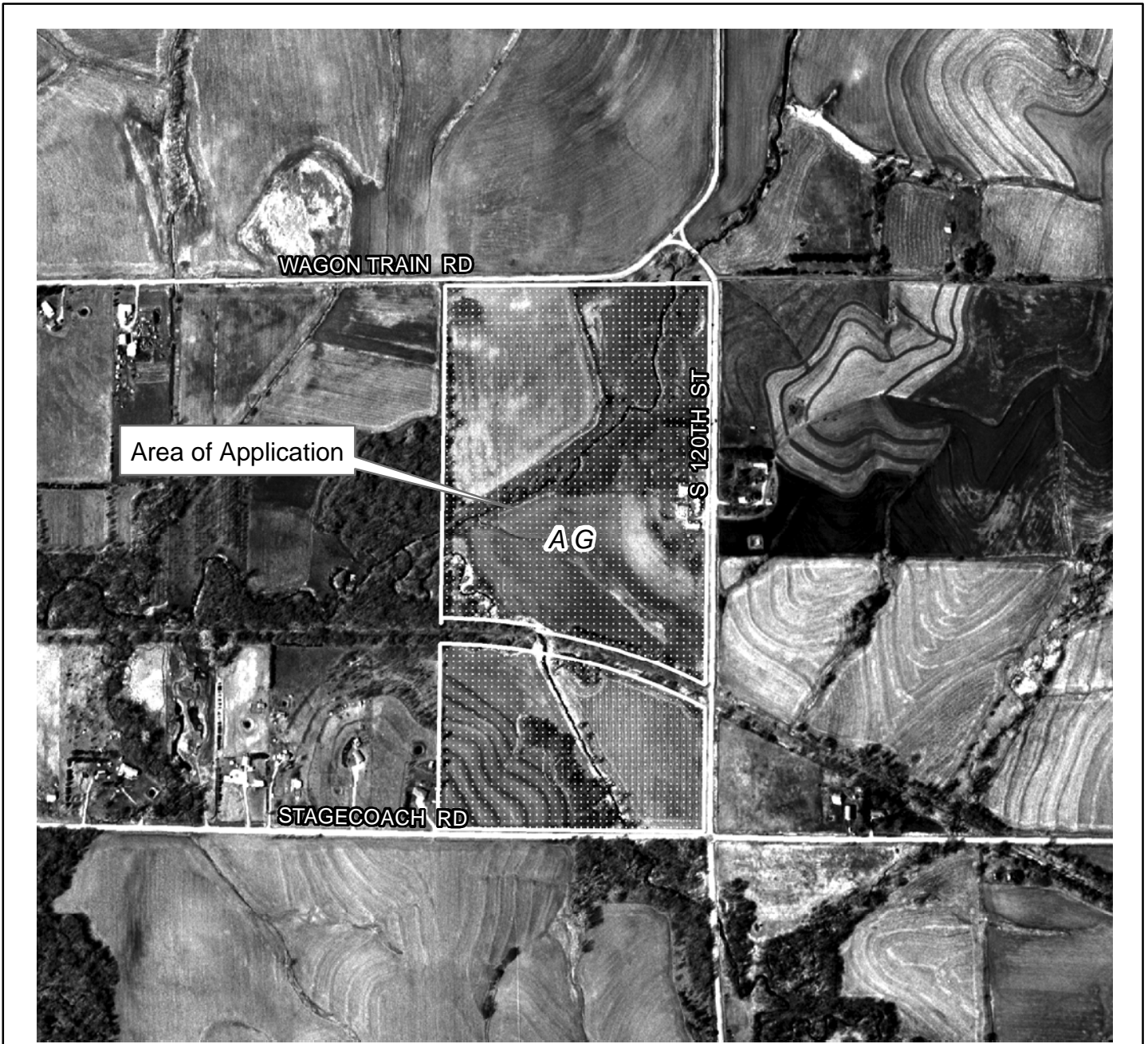
Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
Planner
September 28, 2005

APPLICANT: Craig Gana
2200 W. Panama Road
Martell, NE 68404
402-794-0220

OWNER: DGD, LLC
2200 West Panama Road
Martell, NE 68404
402-794-0220

Chad and Kathleen Gustin
P.O. Box 105
Roca, NE 68430
402-420-1203

CONTACT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424



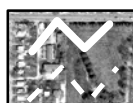
2002 aerial

Co. Final Plat #05096 **Nature Meadows** **S. 120th & Stagecoach Rd.**

Zoning:

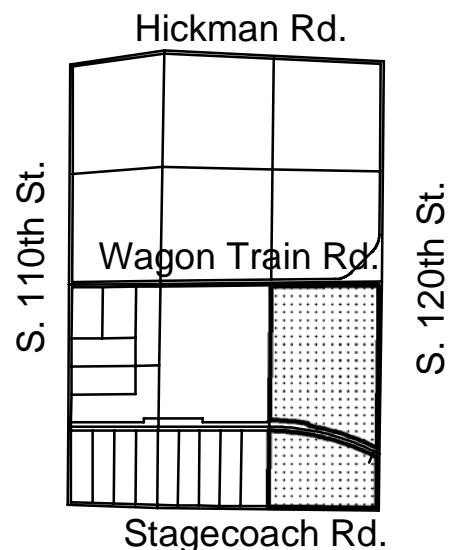
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 31 T08N R8E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.

**FINAL PLAT
BASED ON NATURE MEADOWS COUNTY PRELIMINARY PLAT #04026
& COUNTY SPECIAL PERMIT #04056**



MINIMUM OPENINGS & MINIMUM FINISHED FLOOR ELEVATION		
Block	Lot	Elevation (Feet)
1	1	1288.00
1	2	1279.00
2	1	1282.50
2	2	1284.95

Total Lots = 4
Total Outlets = 4
Total Acres = 75.49



SCALE: 1" = 150'



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

September 2, 2005

Mr. Marvin Krout
Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: NATURE MEADOWS ADDITION - FINAL PLAT

Dear Mr. Krout,

On behalf of DGD, L.L.C., we are submitting the Final Plat for Nature Meadows Addition. We are creating 4 Single Family Acreage Lots and 4 outlots as per the County Preliminary Plat #04026 and County Special Permit #04056 of Nature Meadows.

Enclosed with this application is the following:

- 16 copies of the Final Plat
- County Final Plat Application
- County Final Plat Technical Checklist
- Owners List
- Application Fee - \$225.00
- Certificate of Ownership
- 8 1/2" x 11" Reduction

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

Cc: DGD, L.L.C., Craig Gana

Lancaster


DON R. THOMAS - COUNTY ENGINEER

County

Engineering

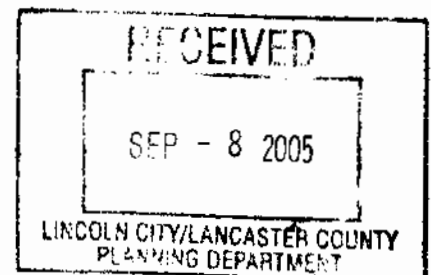
Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: September 7, 2005
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: NATURE MEADOWS ADDITION
FINAL PLAT NO. 05096

Upon review, this office has no direct objections to this submittal.

LVW/bml



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb **DATE:** September 19, 2005
DEPARTMENT: Planning **FROM:** Chris Schroeder
ATTENTION: **DEPARTMENT:** Health
CARBONS TO: EH File **SUBJECT:** Nature Meadows Add
EH Administration FP #05096

The Lincoln-Lancaster County Health Department has reviewed the final plat application and does not have any further comments than were submitted in the memo of November 8, 2004 regarding this proposed development.



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

September 14, 2005

Mike Dekalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: Nature Meadows Addition

Dear Mike,

I have reviewed the subject plat. I would like to request a 10' easement along the south side of outlet A and lot 1, Block 1; 10' along the south side of lot 2 and outlet B, Block 1; and 10' along both the east and west sides of the 50' access into lot 1, Block 2.

Thanks for your cooperation.

Sincerely,

Rick Volmer, Staking Engineer

